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OFFICIAL INFORMATION.

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COLORADO.

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A statement of Facts prepared and published by authority  
of the Territorial Board of Immigration.

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PRESIDENT.

E. P. HOLLISTER,  
TREASURER.

GEORGE T. CLARK,  
SECRETARY.

JOHN CLOUGH,  
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*Larimer County,*

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*Gilpin County,*

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*Las Animas County.*

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*Parties desirous of obtaining further information with a view  
of immigrating to this Territory, can address the  
Secretary, lock box 263. Denver, Colorado.*

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DENVER, COL.  
ROCKY MOUNTAIN NEWS STEAM PRINTING HOUSE.

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# Board of Immigration.

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## OBJECT OF ITS ORGANIZATION.

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By recommendation of His Excellency, Governor E. M. McCook, the Legislative Assembly at its recent Biennial session, passed an act creating the Colorado Board of Immigration. It is the only delegated and authorized agent of the Territory to promote immigration. Its object is to present facts concerning Colorado as an attractive and desirable locality for those seeking homes in the Great West; to supply immigrants with full and authoritative information, as well as to aid and facilitate their journey hither.

The funds appropriated by the Legislature are sufficient to make the initial work of the Board a basis for more extended and liberal future operations. In furtherance of this design, it is hoped and expected that private individuals and corporations will increase by timely contributions, the amount originally appropriated by the Territorial Legislature for this purpose.

The following facts, published by the Board, will show the advantages Colorado possesses over other competitive regions.



# COLORADO.

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## ITS GEOGRAPHICAL LOCATION AND LIMITS.

**T**HE organic act of the Territory of Colorado describes its boundaries as follows :

“Commencing on the thirty-seventh parallel of north latitude, where the twenty-fifth meridian west from Washington crosses the same; thence north on said meridian to the forty-first parallel of north latitude; thence along said parallel west to the thirty-second meridian of longitude west from Washington; thence south on said meridian to the northern line of New Mexico; thence along the thirty-seventh parallel of north latitude to the place of beginning.”

The geographical location of Colorado can be more easily found and recognized on the map, by an examination of its territorial surroundings. On the north is the Territory of Wyoming and the State of Nebraska; on the east, the State of Kansas; on the south, New Mexico, and on the west, the Territory of Utah.

In shape, Colorado is nearly square, embracing an area of 105,708 square miles, or 67,653,120 acres.

The population of Colorado is 75,000. The present state of its financial prosperity is unequalled by any new state. There is no debt of any kind hanging over the Territory, but a surplus of \$50,000 in the Treasury. The vote at the last general election was 15,000. The valuation of property,

\$24,000,000. The current expenses of the Territorial Government are less than \$45,000 per annum. The law provides that no tax shall be levied for the current year, 1872, and that the tax for 1873 shall not exceed  $1\frac{1}{2}$  mills on the dollar. These are simple facts stated in a plain manner, but they carry a wonderful meaning, and one that will be appreciated by all classes, from the wealthy capitalist seeking investment for his money, to the humblest immigrant who knows from experience how hard it often is to meet the demands of the tax-collector.

### TOPOGRAPHY.

The mountain system of Colorado is the grandest and most magnificent embraced in any equal extent of territory on earth. There may be isolated spurs and peaks elsewhere, possessing a more striking individuality, or lifting their summits a little higher above sea level; but for vastness of extent, gigantic proportions and commanding sublimity and beauty of scenery, our own cloud-capped and snow-crested Rocky Mountains defy the world. Travelers who have visited every other mountain region of the globe; who have feasted upon the beauties of the Alps, the Appenines and the Himalayan ranges, come to Colorado to realize a full fruition of their grandest conceptions of mountain scenery.

Colorado is divided into the following four great natural divisions: The FIRST, drained by the Platte river, lies east of the great Rocky Mountain Range—"the vertebral column of the continent—which runs through the Territory from north to south," and north of the great water shed dividing the valleys of the Platte and the Arkansas at or near latitude  $39^{\circ}$  north, embracing the greater portion of the counties of *Weld, Larimer, Boulder, Gilpin, Clear Creek, Jefferson, Arapahoe, Douglas* and *Park*.

In this division of Colorado is situate that portion of the great mineral belt, which approaches nearest, and is most accessible to the plains, and embraces within its limits the oldest and best developed mining districts of our Territory. In the valley of the Platte and its tributaries, *Plum, Bear,*

*Cherry, Bijou, Kiowa, Box Elder, Willow, Clear Creek, North, South and Middle Boulder, Left Hand, St. Vrain, Little and Big Thompson, Cache a la Poudre, North Box Elder, Rock Creek, Coal Creek, Lone Tree,* and the valleys bordering on the streams flowing into the south fork of the Republican, are many thousand acres of land already under cultivation, while hundreds of thousands of acres in these valleys, second to no lands in the world for productiveness, now unoccupied, only await the application of skillful labor to yield gigantic crops, the profits of which, in view of the proximity to a certain market, furnished by the mines on the eastern slope of the mountains, would be almost incalculable.

The principal towns and cities are *Denver, Golden, Central, Black Hawk, Georgetown, Boulder, Burlington, Valmont, Longmont, Fairplay, Laporte, Greeley, Idaho, Evans, Frankstown,* and *Fort Collins.*

*Denver*—the queen city of the plains—the county seat of Arapahoe county and the capital of Colorado, is situated on the Platte river, at a point where Cherry Creek forms a confluence with that stream. It is the most important city west of the Missouri river, east of the mountains, and has already a population of 12,000 inhabitants. *Golden City* in Jefferson county, *Boulder, Burlington* and *Valmont* in Boulder county, *Georgetown*, the county seat of Clear Creek county, *Fairplay* in Park county, *Ft. Collins, Laporte*, on the Cache a la Poudre, in Larimer county, *Greeley* and *Evans* in Weld county, *Central City* and *Black Hawk* in Gilpin county, are all flourishing towns; the two latter being next to Denver, the most populous towns in the Territory.

The climate in this division of Colorado is best adapted to the growth of cereals, although corn yields largely in all localities where the altitude is not greater than 5,000 feet above sea level. At a greater elevation than this, the cultivation of wheat, oats, barley, potatoes and garden vegetables has been found more profitable than a corn crop.

The SECOND grand division of Colorado is that lying east of the main range of the Rocky Mountains, and south of the



"great water shed" above alluded to, dividing the waters of the Platte and Arkansas rivers, and embraces that portion of the Territory drained by the Arkansas and its tributaries—the *Fontaine qui Bouille*, *St. Charles*, *Hard Scrabble*, *Bear Creek*, *Beaver Creek*, *Rock Creek*, *Greenhorn*, *Apache*, *Huerfano*, *Las Cucharas*, *Santa Clara*, *Apishapa*, *Purgatory*, *San Francisco*, *Burro*, *Raton*, *Sarsilla* and *Trinchera* rivers—the fertile valleys of which offer homes for thousands of immigrants as good as can be found in the west. This division of Colorado embraces the greater portion of *El Paso*, *Pueblo*, *Fremont*, *Huerfano*, *Greenwood*, *Bent* and *Las Animas* counties.

What has been said in regard to farm products in the valley of the Platte, will as truthfully apply to this section of the country, with this advantage, that owing to the difference in latitude, this region lying south of the Platte valley, the same altitude gives a warmer climate here than in the latter section. While corn cannot be profitably cultivated as a staple crop in the Platte valley, at a greater elevation than 5,000 feet, practical experience has fixed 6,000 feet in the valley of the Arkansas as the elevation at which the cultivation of cereals will supercede that of corn as a staple crop.

That portion of the Arkansas river below Pueblo, and that of the Purgatory river, within the limits of Bent county, are peculiarly adapted to the cultivation of the grape. Several thousand gallons of wine are produced annually in the valley of the Arkansas from the wild grape; the flavor of which is, by good judges of wine, pronounced to be most excellent. The extreme mildness of the winters in the localities last mentioned, renders almost certain the ultimate success of the grape culture. It is a fact worthy of note that scarcely two inches of snow fell in the valley of the Arkansas during the past winter, while seventy miles south of Pueblo, but at a greater elevation, snow fell at different times during the winter to a very considerable depth, and at Denver and its vicinity, the inhabitants indulged in the luxury of sleigh-riding for several days.

The principal towns in this division are *Colorado City*, at the foot of Pike's Peak—one of the oldest settlements in the Territory, celebrated for its proximity to the famous boiling springs—*Colorado Springs*, built on the line of the Denver & Rio Grande Railway, *Pueblo*, on the Arkansas, the present terminus of the D. & R. G. R., *Canon City*, on the Arkansas, forty miles west of Pueblo, *Las Animas City*, also on the Arkansas, about one hundred miles east of Pueblo, and *Trinidad*, near the base of the Raton mountains.

The THIRD great division is embraced in the valley of the *Rio Grande del Norte* and comprises nearly all of the counties of *Costilla*, *Conejos* and *Saguache*, and is the oldest settled portion of the Territory. This region of Colorado is well watered, and is rich in pastoral and agricultural products.

The principal towns of this division are *Fort Garland*, *Culebra*, (or San Luis) *Costilla*, on the south line of the Territory and *Conejos* on the west side of the Rio Grande del Norte. This country, although situated in the southern portion of the Territory, has about the same climate as that of the Platte valley, two hundred miles further north.

The FOURTH and last grand division of Colorado is that lying in the valleys bordering on the streams flowing westward into the Great Colorado on the west side of the main range of the Rocky Mountains. This country, comparatively undeveloped, is the garden spot of the world, varying in its climate from that of southern Virginia to that of northern New York, according to the altitude of the different localities. It is capable of producing every species of fruit and grain. While the winters in the valleys of the Bear, White and Gunnison rivers are sometimes severe, snow is scarcely ever seen in the valleys of the *Ninweep*, *Uncompahgre*, *Dallas*, *Dolores* and *San Miguel*. Corn is plucked for table use in the valleys of the Dolores and San Miguel as early in the season as the 1st of June.

Rich mines of gold and silver were discovered in this section as early as 1860, but owing to the inability of the miners to protect themselves against the Indians, work was aban-

done. By a treaty with the Utah Indians, entered into between our government and that tribe, in 1868, the greater portion of this country was set apart as an Indian reservation, and settlers and miners were excluded therefrom.

At the last session of the Colorado Legislature, Congress was memorialized to extinguish the Indian title, and a resolution passed both branches of Congress authorizing the Secretary of the Interior to treat with the Utah tribe for a relinquishment of their title to the southern portion of these lands. Hundreds of miners and settlers have already gone this season to occupy the mines of the mountain districts and are improving and cultivating the valleys.

### THE PARKS.

A peculiar feature in the topography of Colorado is its great mountain-locked parks. They are great basins or depressions with surface and soil more or less similar to that of the plains, but entirely surrounded by lofty mountains. Their elevation is from seven to eight thousand feet above the sea. They are well watered and abundantly timbered, have delightful climate throughout most of the year and are exceptionally healthful. All abound in mineral springs and minerals of great variety. Owing to the great altitude, they are adapted to the culture of the hardier agricultural products only. Potatoes, turnips, cabbages, lettuce and like vegetables produce abundantly. Wheat, barley and oats also do well, and the growth of grass is truly wonderful. In time they will become the great dairy districts of the United States.

Beginning in the South, the first is *San Luis Park*, drained by the Rio Grande del Norte, which flows south and then south-east into the Gulf of Mexico. The San Luis is the lowest and the largest of the parks. It has been settled for many years by Mexicans, and has a population of eight or ten thousand people. It is productive in grains and vegetables, and well stocked with cattle and sheep.

*South Park*, (Valla Salada of the Spaniards) comes next. It gives rise to the south or main Platte, which flows out to

the north-east, then eastward to the Missouri. The Park is crescent-shaped with the outer curve to the west. It is twenty to forty miles wide and sixty or seventy miles long; a vast meadow, which supports thousands upon thousands of cattle. Its rim abounds in gold and silver mines, and rich gold placers are worked in many parts of it.

*Middle Park* is the next; equally divided by the fortieth degree of latitude. It is drained to the west by Grand river, and thence by the Great Colorado to the Gulf of California. The exit of the Grand is by a cañon of sublime depth and awful grandeur. The outline of the Park is irregular, but nearly circular, and it is about fifty miles in diameter. Projecting spurs of the lofty mountains that enclose it, shoot far out toward its centre. It is yet unsettled, and the most delightful summer resort imaginable for those who want to go beyond the restraints of civilization.

*North Park* is near the north boundary of the Territory, and gives rise to the North Platte, which flows first towards the north and then east to the Missouri. It is a little circular basin, twenty or thirty miles in diameter; the most timbered and loftiest of any. It has no settlements and but few visitors, but its natural attractions are not excelled.

The parks are separated from one another by narrow but lofty ranges of mountains. The entire chain can be easily traversed from north to south or from south to north. They abound in game and fish, and present the most varied, romantic and beautiful scenery.

### THE CLIMATE

Is proverbial for its mildness and remarkable healthfulness. Throughout the winter months, with rare exceptions, the sun blazes down with almost a tropical glow. Heavy snow falls occur only at long intervals; and although the nights are often sharp and frosty, there is no steady intensity of cold. The winter just past in Colorado—as throughout the same latitude elsewhere—has been characterized by lower thermometrical conditions and more frequent storms, than have been known in several years. Low degrees of temperature, however, in

such an elevated and dry atmosphere, do not involve the same extent of suffering and inconvenience that are experienced elsewhere.

The dryness and purity of the atmosphere, and the equable temperature of the valley portion of Colorado, have drawn hither numerous invalids, suffering from various diseases. Consumptives, who come to Colorado when the first symptoms of this terrible disease are developed, obtain a new lease of life, and often are permanently restored. Pulmonary diseases yield readily to the climatic influences of this region, and bronchial and asthmatic troubles are rapidly overcome. Hundreds of persons are now permanent residents of Colorado, enjoying *perfect health*, who came here as a last resort, in search of that inestimable boon.

For better information on this subject we insert extracts of communications from two eminent physicians and old residents of Denver :

“That Colorado possesses a pure and healthful atmosphere, no one can deny who is at all conversant with the character of its climate, and the nature of the diseases that have occurred within its boundaries during a succession of years.

A residence of nine successive years in the Territory, has fully demonstrated the fact that malarious diseases seldom occur among us ; even during the autumn of 1864, a dry and hot season following a spring of unusual rain, when the bottom lands around Denver were submerged by the flood of Cherry Creek and the Platte, there were but few well marked cases of paroxysmal fever, and although the character of the autumnal fevers was more grave than during the preceeding and several succeeding years, they were attended with less fatality than the same class of diseases occurring in the valleys of the Missouri and Mississippi.

During the prevalence of scarlatina, which existed in a peculiar epidemical form during the years 1868, '69 and '70, there was much less fatality than in any of the epidemics occurring within my observation, in other parts of the country, from 1837 to 1863.

Those whose continuous residence in Colorado since 1862 and '63, entitles their opinion to respect, as regards the sanitary condition of the country during the past decade, are prepared to vouch for the extreme healthfulness of this cli-

mate, and the mild form of many of the diseases which in almost every other locality (of the character of whose diseases they are familiar) are so extremely pernicious and fatal.

"Cholera infantum," one of the scourges of the eastern and western cities, proves fatal in a very small proportion of the cases occurring in Colorado.

A remarkable epidemic of measles and whooping cough, confined chiefly to children of from six months, to eight or ten years of age, although presenting all the complications of similar epidemics in other countries, seemed to yield astonishingly to either judicious medication or the influences of climate, and but few fatal cases were observed in proportion to the extent of the epidemics.

The question has been frequently asked—in fact, every day brings from correspondents from abroad the oft-repeated question: "How will Colorado answer for my constitution?" by persons laboring under almost every disease to which human flesh is heir.

In answer to these repeated interrogations, let me unhesitatingly say that it has been my good fortune to have observed that in every case of chronic disease to which my attention has been called, none have failed to receive benefit sooner or later, by a sojourn in Colorado, with the exception of Tubercular Phthisis in its advanced stages, and organic diseases of the heart; these being beyond the reach of medication and climatic influences.

Taking into consideration the fact that consumption is a disease of nutrition, our climate affords to such invalids opportunities for open air exercise, rarely enjoyed in other parts of the world, owing to its mildness, the purity of its atmosphere, and its freedom from long continued rain—such daily exercise improving digestion, and thus repairing the wasted energies of the system.

Exercise in the open air, protected by suitable clothing—wholesome and nutritious diet, and occasional medication, being all that consumptives demand, or seem to recognize as belonging to the category of curative agents indicated in their own individual cases. Colorado seems well adapted to supply these wants; and hundreds now in our midst can testify to the healthful influences exerted upon them by even a brief sojourn in the Territory.

Asthmatics from various parts of the country find in the climate of Colorado the long sought sanitarium and seem to live a new life and breathe with new lungs. Many who were

compelled for months and years to sleep in a semi-recumbent position, gasping for breath, seem to enjoy life with new zest; and you may here meet them at their homes and about the streets restored comparatively to health, and attending to the active pursuits of life.

These are facts presented to our daily observation, and cannot be doubted.

Is it not the pure, rarified, dry, invigorating atmosphere that produces results like these? The theoretical speculations, in reference to the causes which produce such peculiar effects in diseases of the respiratory system, I leave for further investigation.

R. G. BUCKINGHAM, M. D.

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“Persons afflicted with asthma, bronchitis, liver complaints, almost any disorders induced by derangement of the digestive organs, or by over-taxation of the physical and mental forces, in whom the heart is sound, are improved by even a short residence in this invigorating air.

Those suffering from emaciation and debility, almost invariably gain flesh and strength here; the appetite is increased, respiration is accelerated, and owing to the fact that the lessened atmospheric pressure at this high altitude induces much freer capillary circulation, nutrition goes on with renewed activity.

On the contrary, obesity is a condition almost unknown, and very stout persons usually decline sensibly in size after coming here; the general tendency being to a normal state of weight and health.

The prairies, within forty miles of the mountains, at an elevation of not more than 5,000 or 6,000 feet above sea-level, possess peculiar sanitary advantages for the relief, or cure of pulmonary troubles. They are protected from the cool, dry north winds by the “divides,” which run out at right angles from the main range; the air is tempered in winter from the extremes of cold, by a warm, bright and genial sun, and, in the summer, from the extremes of heat, by cool breezes which constantly flow down through the cañons from the snowy range to the plains below; these breezes possess a little moisture, gained by absorption from the melting snow, and, mingling with the dry atmosphere of the prairies, relieve it of any harshness which it may possess. There are but few cloudy days in the year, and fogs are

scarcely ever seen ; sudden changes in the temperature are common at all seasons, but as the dryness of the atmosphere lessens its powers of conducting heat, the variations effect the system less than they would in damper localities. The wheat of Colorado is not surpassed in quality by any raised in the United States ; and cattle in huge herds wander over the hills and plains, finding rich sustenance all the year around in the prairie grass ; therefore, breadstuffs and beef are good, plentiful and cheap, which is an advantage to the country, second only to its air, it being a known fact that in regions where abundance of good bread and beef with all their rich, blood-making qualities, are within the reach of every family, pulmonary consumption is rarely prevalent.

The usual effect of the atmosphere upon asthmatics before emphysema, or dilatation of the right side of the heart has taken place, is to produce a complete cure, and those who suffer from the above complications often experience much relief here.

Chronic laryngitis and bronchitis, unconnected with a rheumatic or syphilitic diathesis, readily yield to the light, unirritating character of the air. In the incipient stage of pulmonary consumption the effect of the climate is very marked in its tendency to relieve local and chronic inflammation ; to arrest the deposit of tubercles, and to prevent the ulceration of matter already deposited. It also often permanently arrests the progress of the disease, after small cavities have been formed in the lungs, in cases where there is no hereditary tendency to it. Even where this tendency strongly exists, Colorado may prove a haven of safety if sought as soon as the presence of the disease is detected ; and to the young, especially, it will prove so, if resorted to before the occurrence of any of the premonitory symptoms ; and thus, many a life that would otherwise be lost before reaching the meridian of manhood, could here be prolonged to a healthy and useful old age.

I believe that any person, with a fair constitution, who settles in this region, stands a better chance of enjoying a healthful life, and of finally attaining the full period allotted to man—"three score years and ten"—than in any other portion of the land.

F. J. BANCROFT, M. D.

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### MINES AND MINING.

The region now embraced within the limits of Colorado, first began to attract public attention in 1858. A party of miners from Georgia, under the leadership of Green Russell, are credited with the first gold discovery in what was then known as the "Pikes' Peak country." This discovery was made on Dry Creek, a few miles south of the present site of Denver, and was followed by others on Cherry Creek, and at different points along the Platte river above the confluence of these two streams. Reports of these discoveries, of course greatly exaggerated, were not long in reaching the Missouri river; and immediately thereafter excited gold-hunters began to wend their way towards the new Eldorado. The trials, vicissitudes and sufferings of these early pioneers have furnished abundant material for most thrilling history; but the limits of this pamphlet preclude particulars, and they are not essential to the purposes of this publication.

The progress and development of the mining interests of this region are thus described by a gentleman, a resident in the mining districts.

The first important gold discoveries were followed by a large influx of population to the mining region. During the first two years operations were confined to the placers in various localities and to the washing of surface dirt of a few gold lodes in the vicinity of what is now Central City.

During the succeeding year, explorations were rapidly and widely extended, and discoveries were made, at intervals, throughout the whole foot hill region, from Wyoming (then Nebraska) on the north, to New Mexico on the south,—a distance of more than three hundred miles. This mining region has a width varying from forty to sixty miles, hence including about 15,000 square miles. Subsequent explorations and developments have established the following facts relative to this great mining region of Colorado, viz :

*First:* That the plane country adjacent to, and along the entire length of the eastern base of the mountains, is underlaid with inexhaustible beds of coal, of the lignite class,

which is of such superior quality as to adapt it for all requisite uses, whether for steam, smelting, or domestic purposes. Some of these coal deposits are found in horizontal, others in vertical beds, varying in thickness from fifteen inches to fifteen feet. Bordering these coal measures are deposits of fire clay, equal in quality to any in the world, and in quantities sufficient to supply the wants of the nation. The same belt furnishes supplies of limestone, sandstone, gypsum, and iron ore. This is the outlying belt of the mineral region.

*Second:* That the lower Foot Hills for a distance of ten to twenty miles from the plains, are traversed by copper-bearing veins, in nearly all of which a trace of gold or silver, or of both, is found, and in paying quantities in some of them, and,

*Third:* That back of these, extending to the Snowy Range, and including some districts beyond the Range, are found the great gold and silver bearing veins, which, together with the placers, have hitherto constituted the bullion producing source of Colorado. These veins extend east and west, showing many changes of character in different localities, and are believed to exist along the Range, with possibly some interruptions, from the northern to the southern boundary of Colorado. Previous to 1865 the region of country immediately surrounding Central City was the great gold producing section, by its placer and lode mines. The only other sections of Colorado, which produced gold were Park, Lake and Summit counties, where rich placer mines were and are yet worked successfully. The mines worked in these sections were gold mines—producing gold containing but little silver. In 1865, however, rich silver lodes were discovered in Summit county, and in 1866 others in Clear Creek county, more particularly in the vicinity of Georgetown. The latter have so steadily increased in production as to make them the great rival of the gold mines of Gilpin county in the production of the precious metals. In 1870 in Boulder county, silver lodes were discovered and worked up to this date successfully. In the autumn of 1871 extensive deposits of silver ore were

opened up in Park county ; also gold and silver mines in Conejos County.

Nearly all the gold veins carry a large amount of silver ; many of the silver veins carry some gold, and others carry copper, lead and zinc. A large area of the mineral region has not yet been explored, and new discoveries are made every year.

This wealth is open alike to everybody, whether of foreign or of native birth, for purchase or occupation ; the only condition being, that in order to secure a government title to a claim, the applicant must either be a citizen of the United States or must have declared his intention to become a citizen. The mines of the Territory are now worked at depths varying from one foot to seven hundred feet. The mines thus far discovered, if thoroughly opened and persistently worked to their full capacity, would yield in silver and gold bullion upwards of \$25,000,000 annually. In the gold and silver region already discovered alone, there is a field for the employment of a population of many thousands. Not one-third of the field in Middle and Northern Colorado has been occupied, and the whole southern region is comparatively undeveloped.

Lack of an economical and intelligent system of mining ; lack of reasonable and adequate reduction works ; excess of prodigal and unscientific experiments, and lack of railroad facilities, have in times past militated against the profits of mining in Colorado. All these impediments have either disappeared or are rapidly disappearing. Mining has been systematized and is conducted far more economically than hitherto. The cost of reducing refractory ores has declined from \$75 to \$25 per ton. The completion of extensive smelting works already projected at the base of the mountains, will make a still further improvement in this particular. Railways are completed, and in operation, to and along, the base of the mountains, and are in process of construction to the very heart of the mining centres.

Finally, unlike many other mining regions, this entire belt

is well-wooded and watered. Situated under the shadow of the Snowy Range, summer showers fall upon it, and the streams are constantly swollen during the summer by the melting snows. The thousand little valleys among the foothills, up to the Range are fertile, and the grassy glades afford the finest pasturage in the world. The season is short for the cultivation of cereals; but soil and climate are unexcelled in adaptation to the dairy, the growth of vegetables and culture of small fruits.

Gilpin county, the smallest in extent of all the counties, and perhaps least adapted to agriculture, had, during the past season, thirteen hundred and twenty acres of land under successful cultivation—this apart from the grazing lands.

Aside from this belt, which has been briefly outlined, there are known to be deposits of gold and silver in the parks, and beyond the Snowy Range. There may be mines as rich, perhaps richer, west of the region described than any yet discovered within it. That region is yet to be explored and prospected.

In addition to the mines above noted, there are in various parts of the Territory, soda and salt springs, from which an almost unlimited yield might be derived, and some of which have already been made available. As soda and salt are both used in the reduction of ores, their presence in the Territory is of great importance in connection with the mining interest. When it is taken into consideration that Colorado has had no other exportation than from her mines since the settlement of the Territory, it cannot fail to impress the reader with their immense wealth, and how important an influence their present highly successful developments are having on her rapid and unexampled growth and prosperity. Their present yield has been nearly doubled in the past two years.

Wages of laborers in mining districts range from \$2.50 to \$3.50 per day; of miners, from \$3.00 to \$7.00 per day. Board is from \$6.00 to \$8.00 per week, but men board themselves, who choose, (and there are many such) for \$3.00 to \$3.50 per week. As an example of what our mines, under

all their disadvantages may be made to produce, and do produce, it may be added, that while not more than three-fifths of the male adult population of Gilpin county are engaged in mining; the yield of bullion in that county for 1870 was \$1,997,575; the population by the census, was 5,480. Thus will be seen a production of \$365 a year for every man, woman and child in the county. Allowing three—a very low estimate—to each family, \$1,095 was the average family income for the year. Such, very briefly, is the mining region of Colorado; so extensive, so rich and varied in resources, so attractive in all its features and auxiliaries, that is offered to the free occupation of industrious and law-abiding people, from all parts of the world.

### AGRICULTURAL RESOURCES.

The early settlers of Colorado—most of them from the rich prairie regions of the west and the fertile basin of the Mississippi—at first doubted the capabilities of this region for extended and successful agricultural effort. These apprehensions were based upon the fact that rains were neither frequent nor timely. During all the spring and summer months little or no rain falls, and even at other seasons the earth is seldom moistened with showers. But the demand for vegetable products stimulated experiment, and it was soon proven that by irrigation, sure and bountiful crops could be raised. The facilities for irrigation in Colorado are excellent and abundant, and a general system of irrigation has been introduced in all parts of our Territory, where a market for agricultural products is accessible; and, as a result, the crops of Colorado are even more prolific than in the rich bottom lands of the Mississippi. The reports of the Colorado Agricultural Society furnish a mass of statistical evidence upon the agricultural capabilities and resources of the Territory, from which we compile the following:

“In 1869 one of our farmers on the South Platte, a few miles above Denver, raised *ninety bushels of wheat* on one acre of land, sixty-five and a half bushels on another acre and five

hundred and fifty bushels of wheat on ten acres of another farm. Another farmer raised on a single acre of land *ninety bushels of oats*; and still another raised on eight acres, *six hundred and forty bushels of oats*. In one instance *two hundred and fifty bushels of onions* were raised on a *half-acre* of land. One thousand bushels of potatoes were the product of three acres. From one pound of seed barley, one hundred and ten pounds were produced. Garden vegetables of all kinds attain an enormous size in Colorado. Potatoes, cabbages, onions, squashes, melons, tomatoes, etc., yield astonishing crops. Experiments in the culture of the grape have demonstrated that vine-growing can be most successfully and most profitably undertaken."

The southern portion of the Territory is especially adapted to this branch of agricultural industry. By careful comparisons made of the total number of acres cultivated, with the quantity produced, the following may be set down as about the average yield throughout the Territory :

Wheat per Acre.....	38 Bushels
Oats.....	55 "
Corn.....	30 "
Potatoes.....	150 to 200 "
Onions.....	250 "
Beans.....	30 "
Barley.....	33 "

It should be borne in mind, however, that these figures have been, in numerous instances, swelled to much larger proportions, through superior management, or additional labor in cultivation. They do not, by any means, mark the limit of our agricultural capacity, when systematic, thorough and well-directed farming skill is employed. A fact worthy of special notice is, that for all agricultural productions a home market is readily found, no exportations having been yet made to the east. The population of our mining regions has so steadily increased and in so much greater proportion than that of our agricultural sections, that for years to come a constant remunerative home market will be had. The extensive discoveries being continually made of rich mines and the more extensive workings of those already discovered will so increase the material wealth and demand for the products

of the farmers throughout the Territory, that if thousands of acres are cultivated in addition to those already improved, the product will scarcely supply the demand.

### **PASTORAL ADVANTAGES.**

Colorado possesses unequalled advantages as a great grazing region. Throughout that entire portion of the Territory lying east of the mountains, the valleys and plains are covered with nutritious grasses, upon which cattle and sheep thrive the year round, seldom requiring any other food or shelter than that which nature affords.

The limits of these great stock ranges are sufficient to supply the rapidly growing importance of this branch of industry for an almost indefinite period. Already immense flocks and herds occupy portions of our territory, and stock men from Texas and elsewhere are driving their herds into Colorado, convinced of its superior advantages over every other pastoral region of the continent.

No branch of husbandry offers more certain and profitable returns, than stock raising, especially in a region where the business can be so safely and economically conducted as in Colorado. To those whose tastes and inclinations favor this pursuit, we can confidently recommend our Territory as the most attractive and most promising on this continent. The pastoral region embraces millions of acres not yet appropriated which are open to all who desire to engage in growing stock. Sheep husbandry is already attracting much attention in Colorado, and it has been satisfactorily demonstrated that wool-growing can be made one of the most profitable industries of the Territory.

A Stock Growers Association has been organized in Colorado, and the records of its progress indicate a most flourishing condition and a most promising future. To such as desire to turn their attention to the branches of industry referred to in this chapter, full reports of the proceedings of the above association will be furnished on application to the Secretary of the Board of Immigration. The Secretary of the Stock

Growers Association has a detailed and carefully written report of the doings of that society nearly ready for publication.

### **TIMBER, MANUFACTURING, ETC.**

The mountain regions of Colorado are well supplied with timber suitable for all building purposes. Lumber is sold nearly as cheaply in Denver as in Chicago, and building material of all kinds is abundant throughout the country.

The facilities for manufacturing are conveniently scattered along the base of the mountains, numerous streams affording permanent water powers. Coal and other fuel is obtainable at various points.

### **EDUCATION IN COLORADO.**

Although comparatively a newly settled country, Colorado has not neglected education in her rapid advancement and growth. The public school system of the Territory will compare favorably with that of any of the eastern States. In all the districts where the number of children and youth warrants the erection of school edifices, they have been provided, and teachers employed. The last report of the Superintendent of Public Instruction to the Legislative assembly furnishes a most gratifying exhibit of the successful workings of our public school system. The following tabular statement is taken from the report referred to:

No. of School Districts.....	160
No. of Schools.....	120
No. of Pupils.....	4,357
No. of Volumes in School Libraries.....	652
No. of School Houses.....	80
Value of School Houses.....	\$ 82,574 00
Total Amount of School Fund.....	81,274 00
"    Expended.....	67,395 00
"    On Hand.....	13,879 00

In addition to the common schools of the Territory, several educational institutions of an advanced character, are already well established, and thorough academical and collegiate courses can be pursued if desired.

As one of the evidences of the intellectual refinement of the people of Colorado, it may be stated that there are twenty-five newspapers, all of which are in a most thrifty condition.



All the religious denominations are well represented in Colorado. In every prominent city and village of the Territory, and even in many of the mining camps, places of worship have been erected. People from the east, who estimate religious privileges as among the most important of temporal enjoyments, will find abundant facilities in Colorado for church worship.

### **SOCIETY IN COLORADO.**

People at the east, or in the old country, who imagine that Colorado is inhabited by a half-civilized or semi-barbarous population, will find themselves agreeably mistaken on their arrival. The rough and desperate element, which at an early day in our history arrayed itself against law and order, and sought to control the destinies of our young State, has happily been thoroughly rooted out; and in its place we have communities of enterprising, ambitious and orderly citizens, around whom are clustered all the refining and elevating influences of the family circle. Theatrical entertainments, concerts, lectures, festivals, balls and other amusements, are quite as frequent and as creditably managed in Colorado as in other regions of like population. In a word, those who make Colorado their home need deprive themselves of none of the literary and social entertainments they have been accustomed to enjoy elsewhere.

### **COLORADO AS A SUMMER RESORT.**

So much has been written and printed by enthusiastic tourists concerning the beautiful scenery of Colorado, and the many delightful places of summer resort within its limits, that it is unnecessary to go into a detailed description of them here. It is sufficient to say that they have already attracted hither many thousands of pleasure-seekers; and with improved facilities of access, and more complete accommodations in the way of hotels, bathing-houses, etc., they will offer unrivalled attractions to that class which regularly indulges in the enjoyments of a summer vacation, and respite from business occupations. The mineral and thermal springs

of Colorado possess medicinal properties of the most desirable nature. Their curative influence upon various cutaneous and scrofulous diseases has been successfully tested. The surroundings of these springs are of the most exhilarating and inspiring character. Grand mountain scenery; wonderful geographical phenomena, and the most romantic combination of glen, ravine and mountain, furnish abundant gratification for the enthusiastic admirer of nature's works. Some of the most graphic writers of our own country, and of England, have confessed the inadequacy of language to faithfully portray the grandeur and magnificence of the scenery of this "Switzerland of America." Railways and excellent wagon-roads will be completed to the most desirable of our summer resorts before the tide of pleasure travel sets in the present season.

#### **PUBLIC AND RAILWAY LANDS.**

There are large tracts of land in Colorado still belonging to the public domain, and open to entry under the homestead and preëmption acts of Congress. Land offices are established at Denver, Central, Fairplay and Pueblo, and those who desire to avail themselves of the liberal terms held out by the government, can do so with comparatively little trouble and expense.

The railways, also, which traverse the Territory, have acquired an immense acreage of land grants, and offer their land at prices only a trifle in advance of government rates. The Union Pacific, Kansas Pacific, Denver Pacific, and Denver and Rio Grande railways have large tracts conveniently located along their several lines, which are being rapidly occupied by farmers and stock-growers. With the excellent market facilities furnished by these roads, these lands must rapidly appreciate in value. The rapidity and economy with which a farm can be made productive and profitable in a country where no "forest clearing" is necessary, and where the soil is in readiness for tillage and cultivation, ought to give that country superior advantages over all others. Colorado offers this inducement to immigrants.

### THE HOMESTEAD LAW.

The following is the full text of the act recently passed by Congress. According to its provisions an agent may enter the land for the soldier. This provision is put in to avoid the requirement that each man shall go himself for the first six months. After that time each man is required to settle and cultivate for himself:

*Be it enacted, etc.,* That every private soldier and officer who has served in the army of the United States during the recent rebellion for ninety days or more, and who was honorably discharged, and has remained loyal to the Government, including the troops mustered into the service of the United States by virtue of the third section of an act making appropriations for completing the defences of Washington, and for other purposes, approved February 13, 1862, and every seaman, marine, and officer who has served in the navy of the United States, or in the marine corps, during the rebellion for ninety days, and who was honorably discharged, and has remained loyal to the Government, shall, in compliance with the provisions of an act entitled "An Act to secure homesteads to actual settlers on the public domain," and the acts amendatory thereof, as hereinafter specified, be entitled to enter upon and receive patents for a quantity of public lands (not mineral) not exceeding one hundred and sixty acres, or one quarter-section, to be taken in compact form, according to legal sub-divisions, including the alternate reserved sections of public lands along the line of any railroad or other public work, not otherwise reserved or appropriated, and other lands subject to entry under the homestead laws of the United States, provided that said homestead settler shall be allowed six months after locating his homestead within which to commence his settlement and improvement; and provided also, that the time which the homestead settlers have served in the army, navy or marine corps aforesaid, shall be deducted from the time heretofore required to perfect the title; or if discharged on account of wounds received or disability incurred in the line of duty, then the term of enlistment shall be deducted from the time heretofore required to perfect the title, without reference to the length of time he may have served; *provided, however,* that no patent shall issue to any homestead settler who has not resided upon, improved and cultivated his said homestead for a period of at least one year after he shall commence his improvements as aforesaid.

SEC. 2. That any person entitled under the provisions of the foregoing section to enter a homestead, who may have heretofore entered under the Homestead Laws a quantity of land less than one hundred and sixty acres, shall be permitted to enter under the provisions of this Act so much land as, when added to the quantity previously entered, shall not exceed one hundred and sixty acres.

SEC. 3. That in case of the death of any person who would be entitled to a homestead under the provisions of the first section of this Act, his widow, if unmarried, or in case of her death or marriage, then his minor orphan children, by a guardian duly appointed and officially accepted at the Department of the Interior, shall be entitled to all the benefits enumerated in this Act, provided that if such person died during his term of enlistment, the whole term of his enlistment shall be deducted from the time heretofore required to perfect the title.

SEC. 4. That where a party, at the date of his entry of a tract of land under the Homestead Laws, or subsequently thereto, was actually enlisted and employed in the army or navy of the United States, his services therein shall, in the administration of said Homestead Laws, be construed to be equivalent to all intents and purposes to a residence for the same length of time upon the tracts so entered; *provided* that if his entry has been cancelled by reason of his absence from said tract while in the military or naval service of the United States, and such tract has not been disposed of, his entry shall be reserved and confirmed; *and provided further*, that if such tract has been disposed of, said party may enter another tract subject to entry under said laws, and his right to a patent therefor shall be determined by the proofs touching his residence and cultivation of the first tract, and his absence therefrom in such service.

SEC. 5. That any soldier, sailor, marine, officer, or other person coming within the provisions of this Act, may as well by an agent as in person, enter upon said homestead; *provided* that said claimant in person shall, within the time prescribed, commence settlement and improvement on the same, and thereafter fulfill all the requirements in this Act.

SEC. 6. That the Commissioner of the General Land Office shall have authority to make all needful rules and regulations to carry into effect the provisions of this Act.

### HOMESTEAD AND PRE-EMPTION ACTS.

Under the provisions of the Homestead Act of May 20, 1862, and the amendatory act of March 21, 1864, any person the head of a family, or twenty-one years of age, and a citizen of the United States, or having declared his intention to become a citizen, may obtain a title from the Government, to 160 acres of land of the public domain ; NOT BEING OF THAT CLASS OF LANDS KNOWN AS DOUBLE MINIMUM, which are situate on the lines of railways, or he may obtain a title to 80 ACRES of land within the even-numbered sections on lines of railways.

By an act of Congress, approved July 15, 1870, additional privileges are conferred on officers, soldiers and sailors of the army or navy of the United States who have remained loyal to the Government. By this Act it is provided that such officers, soldiers and sailors may enter the full amount of 160 acres on the even-numbered sections of land embraced within railway grants, excepting sections numbered 16 and 36, which are reserved by Government for the use of public schools. These lands are described as double minimum, or \$2.50 lands; all other Government lands being sold for \$1.25 per acre to the actual settler, when not taken by the homestead claimant.

Citizens of the United States, or persons who have declared their intention to become citizens, who can avail themselves of the privileges conferred by this Act, are of the following classes, viz:

1st. All males 21 years of age. 2d. All widows. 3d. All unmarried women. 4th. All persons who are heads of families.

The only expense incurred by the settler in procuring his perfect title from the Government under the Homestead Laws is the payment of the FEES TO THE GOVERNMENT, and the commission to the Register and Receiver of the Land Office of the District where the lands are situate, specified in the following table:

## HOMESTEAD FEES.

ACRES.	PRICE PER ACRE.	COMMISSIONS.		FEE.	TOTAL FEES AND COMMISSIONS.
		Payable when entry is made.	Payable when cer- tificate is issued.	Payable when entry is made.	
160	\$1 25	\$6 00	\$6 00	\$10 00	\$22 00
80	1 25	3 00	3 00	5 00	11 00
40	1 25	1 50	1 50	5 00	8 00
80	2 50	6 00	6 00	10 00	22 00
40	2 50	3 00	3 00	5 00	11 00

Except in cases where entries are made under the act of July 15, 1870, on double minimum, or \$2.50 lands, by officers, soldiers or sailors who have served in the army or navy; when double, the above commission must be paid; that is, for 160 acres of land \$12, and the fee of \$10, making \$22 at date of entry, and \$12 upon making final proof.

The operation of the Pre-emption Laws of the United States extend to all public lands in Colorado; and under the liberal provision of these acts, the settler can procure a title to 160 acres of the finest land in the world for the nominal sum of \$1.25 per acre; or by availing himself of both his homestead and pre-emption rights he can secure 320 acres of land in one locality.

## COLONIZATION.

Many advantages are gained to settlers in new countries by the organization of colonies for that purpose. They secure the lowest rates of transportation; community of interest in the purchase and improvement of land; the digging of irrigating ditches; establishment of churches, schools and societies, and at the same time retain many of the old ties and friendships of their former homes. In no country are these advantages greater than in Colorado. A system of colonization has already been established and is in most successful operation. The railway companies having large grants of government lands, particularly encourage colony enterprises by giving low rates of transportation; by selling large bodies of land on the most favorable terms, and in many other ways. The colonists also take up the contiguous government land by pre-emption and homestead.

The following are the most prominent and important colonies already established :

THE UNION COLONY OF COLORADO,

With the town of Greeley as a centre, was located on its lands in the valley of the Cache a la Poudre river, and on the Denver Pacific Railway, half way between Denver and Cheyenne, April 5, 1870. The population is not far from 2,000 ; number of buildings 500 ; and there are about 50,000 acres of land. Number of acres now under irrigating canals 30,000 ; said canals being respectively 12 and 27 miles long ; number of acres under plow at present, about 5,000 ; water-power canal 2 miles long and 30 feet wide. The soil is unsurpassed for fertility, and all kinds of crops are grown. There are 5 churches ; 2 lyceums ; 1 Masonic lodge ; 1 Odd Fellows' lodge ; 1 Good Templars' lodge ; 4 schools, and a large graded school building of brick, in process of erection. There are about 20 stores and shops, a grist mill, and mechanics of all kinds. The trade with the valleys is large and constantly increasing, while the town and country are rapidly growing. Two saw-mills are to be erected forthwith ; the timber being floated down the river from the Rocky Mountains in quantities sufficient to keep them running the year round. The society is unexceptionally good, and the people generally as enterprising and reliable as anywhere in this country.

THE CHICAGO-COLORADO COLONY,

In Boulder county, with Longmont as its centre, was established in the spring of 1871. Present population near 700 ; number of buildings about 300, and about 30,000 acres of land, worth from \$2.50 to \$10.00 per acre. Nearly all of the latter is under irrigation, or will be soon. Several thousand acres of land are in cultivation. There are good schools, churches, societies, stores, mills, a bank and a large public library. Longmont is eight miles from the foot of the mountains, on St. Vrain river, which affords ample water power and excellent facilities for obtaining timber and lumber. Coal, lime, gypsum and building stone are abundant in the neighborhood.

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**THE ST. LOUIS-WESTERN COLONY,**

At Evans, the county seat of Weld county, was located in the spring of 1871 and now numbers about 600 people. It is midway between Denver and Cheyenne on the Denver Pacific Railway at the crossing of the Platte river. One irrigating canal, six miles long has been completed, and another, forty miles in length, is in course of construction. There are three large stores; one drug store; one furniture store; two hotels; blacksmith and harness shops; passenger, freight and telegraph offices, churches and schools. The colony has secured 60,000 acres of railway and government lands.

**THE SOUTHWESTERN COLONY,**

Of Colorado, is seventy-five miles northeast of Denver on the Platte river. It was started in the summer of 1871, and is located entirely upon government land. Irrigating ditches have been dug, a prosperous village started, and the foundation thus laid for a flourishing settlement.

**THE FOUNTAIN COLONY OF COLORADO,**

Is located at Colorado Springs, seventy-five miles south of Denver, on the Denver and Rio Grande Railway. It has, in addition to the other attractions of Colorado, near it, the famous Garden of the Gods, Monument Park, Glen Eyrie, the Fountain Cañon, and within a short distance the famous Sweet Soda Springs of Colorado. The land is rich and productive; market excellent; coal and timber convenient; lumber abundant and cheap; drinking water excellent; society largely made up of eastern people; churches and schools established; education made a prominent inducement; climate and scenery the delight and the admiration of the world.

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**THE RAILWAY SYSTEM.**

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**EASTERN CONNECTIONS AND FACILITIES.**

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The railway system of Colorado, although yet in its infancy, has already assumed extensive proportions, and is still making rapid strides. There are at present completed and in operation in the Territory, over *four hundred and fifty miles of*



